GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – The Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 – Amendments – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 134 **Dated: 26-07-2025**

Read the following:

1. G.O.Ms.No.10, MA&UD (M) Department, dated:08.01.2020.
2. G.O.Rt.No.329, MA&UD (M) Department, dated:27.07.2020.
3. Govt.Memo.No.1426943/M2/2023, dt:09.04.2025 of MA&UD Dept.,
4. e-file.no.2879701 received from the DT&CP., Mangalagiri.

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O R D E R:

In the reference 1st read above, the Government of Andhra Pradesh have issued the Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 (LRS-2020) for all Urban areas except in the 'Capital City area' of AP Capital Region Development Authority (AP CRDA) and the said Rules issued are applicable to all existing unapproved sub-division of plots, existing unapproved layouts or ventures promoted by land owners/private developers / firms/companies/property developers/societies where the plot/plots with registered sale deed prior to 31.08.2019, for which In principle layout pattern (IPLP) has to be prepared by the concerned sanctioning authority and approved by the Competent authority duly calling for objections and suggestions on the layout pattern from the general public. After approval/confirmation of the In principle layout pattern (IPLP), the plots applied under LRS-2020 having sale deed/title deed before 31.08.2019 are being regularized by the ULBs/UDAs, duly collecting necessary fees/charges.

2. In the reference 2nd read above, orders have been issued extending the time limit for submission of applications till 31.12.2020. Further, Government have extended the time limit from time to time for disposal of all pending applications filed under this scheme and finally extended the time limit till 08.07.2025 and issued instructions for the preparation and approval of In-Principle layout patterns for all eligible unauthorised layouts vide reference 3rd read above.

3. In the reference 4th read above, the Director of Town & Country Planning, Mangalagiri has informed that, as per the unauthorised layouts uploaded in UCIMS app by the ULBs and UDAs, it is observed that, there are nearly 14,535 layouts with an extent of Ac 78,452 were identified. Further, requests are being received from various quarters of people i.e., CREDAI, AP, NAREDCO, AP, Confederation of licensed Engineers, surveyors & Architects (CLESA), AP, Architects & License Engineers, Association, Ongole Municipal Corporation and other UDAs/ULBs for consideration of Regulation of Unauthorised/unapproved

plots by initiating a fresh layout regularization scheme (LRS) by extending the cut-off date.

4. The DT&CP., Mangalagiri further informed that, it has been observed that several unauthorized layouts and buildings have emerged over time, resulting in significant revenue leakage. Further many of the individuals couldn't file their applications for regularization of plots due to not knowing about the scheme and now they are facing problems in obtaining building permission. Therefore, to address this revenue loss, to bring unauthorized layouts into the legal framework and ensure regulated growth in the State, the DT&CP., Mangalagiri has proposed draft amendments to the Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 (LRS-2020) duly extending the cut-off date to 30-06-2025.

5. Government after careful examination of the matter, hereby, issue the following amendments to the Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 issued vide 1st read above, duly extending the cut-off date to 30-06-2025, so as to bring all unauthorised layouts/plots into planning fold.

6. A copy of this order is available on the internet and can be accessed at the address https://goir.ap.gov.in.

7. Accordingly, the following notification will be published in Extraordinary issue of the Andhra Pradesh Gazette, dt:26.07.2025 and these orders will come into force with immediate effect.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationery & Store Purchase Department,
Vijayawada for publication of Notification in the Gazette
The Commissioner and Director of Municipal Administration, A.P.,Vaddeswaram, Guntur.
The Director of Town & Country Planning, A.P., Mangalagiri, Guntur.
The Commissioner, A.P. Capital Region Development Authority, Vijayawada.
The Metropolitan Commissioner, VMRDA., Visakhapatnam.
The Engineer-In-Chief (PH), A.P., Tadepalli, Guntur.
All the Commissioners of ULBs in the State
- **through** C&DMA., A.P., Vaddeswaram.
All the VC's of UDAs in the State - **through** DT&CP., A.P., Mangalagiri.
All the District Collectors in the State.
The Director General, Andhra Pradesh State Disaster Response
& Fire Services Department, A.P., Vijayawada.
The Chairman & Managing Director, APTRANSCO., Vijayawada.
The Commissioner & Inspector General of Registration & Stamps,
A.P., Vijayawada.
The V.C & M.D., Andhra Pradesh Industrial Infrastructure Corporation Ltd.
(APIIC), Mangalagiri.

Copy To:

The Panchayat Raj & Rural Development Department, A.P.Secretariat.
The Revenue Department, A.P. Secretariat.
The Law Department, A.P. Secretariat.
The Finance Department, A.P. Secretariat.
The Home Department, A.P. Secretariat.
The GA(Cabinet) Department, w.r.t. Council Resolution No.269/2025, dt:24.07.2025
The Director of Translations, Vijayawada(With a request to Translate into Telugu and Re-transmit the same)
The OSD/PS to Principal/Secretary to Hon'ble Chief Minister.
The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department.
The P.S. to Prl.Secretary to Government, MA&UD Department.
SF/SCs.

// FORWARDED :: BY ORDER //

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by section 44-A of the Andhra Pradesh Town Planning Act,1920, section 585 of the Municipal Corporation Act, 1955, section 326 of the Andhra Pradesh Municipalities Act, 1965, section 18 (1) of the Andhra Pradesh Capital Region Development Authority Act, 2014 and section 116(1) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government of Andhra Pradesh hereby make the following amendments to the Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 issued in G.O.Ms.No.10, MA&UD (M) Dept., dated 08.01.2020.

AMENDMENTS

In the said Rules:

I. In Rule 2, sub rule (2) shall be substituted as;

These Rules and conditions herein shall be applicable to all existing unapproved sub-division of plots, existing unapproved layouts or ventures promoted by land owners/private developers / firms / companies / property developers / societies where the plot/plots with registered sale deed prior to 30.06.2025. The Plot/Plots is/are eligible for Regularisation when the said plot/Plots is/are part of unauthorized layout with clear sub-division of land and with clear demarcation of plots and roads.

II. In Rule 4 shall be substituted as;

Only those unapproved layouts and sub-division of plots with registered sale deed/title deed as a plot prior to 30.06.2025 shall be considered for

regularisation under these rules and atleast one plot in the unauthorized layout has to be sold out prior to the cut-off date i.e.30.06.2025.

III. In Rule 5,

1. **In sub rule (1), the following shall be substituted as;**

   It shall be compulsory for any plot owner in unapproved layouts to file an application for regularisation of the plot/layout within 90 days from the date of these amendment rules.

2. **After Sub rule (1), the following new Rule (1)(A), shall be inserted as;**

   The applications filed under LRS 2020 and pending at various stages shall be disposed as follows:

   i. If the applicant paid total regularization charges and pending for want of shortfall documents / approval of IPLP and the applicants not yet received any payment / shortfall documents intimation from the UDA / ULB shall be disposed as per LRS Rules, 2020.

   ii. Where payment / shortfall documents intimations issued to applicants by the UDA / ULB, but the applicants not complied the same, those applications shall be disposed as per amended LRS Rules, 2025.

3. **In sub rule (4),**
   i. **clause (d), the following shall be substituted as;**

      Self attested Copy of registered sale deed/title deed executed prior to 30-06-2025.

   ii. **Clause (j), the following shall be substituted as;**

      The applicant has to follow the conditions mentioned in the defense manual/guidelines issued time to time and no prior NOC is required

IV. In Rule 6, Sub rule (11), the following rule shall be substituted as;

The applicant has to follow the conditions mentioned in the railway manual and no prior NOC is required.

V. In Rule 8,

i. **Sub rule (2), Clause (b) the following shall be substituted as;**

The scrutiny of application and communication of its approval or rejection shall be intimated to the applicant as early as possible but not beyond Six (6) months from the last date of receipt of applications under these amendment Rules.

VI. In Rule 9, sub-rule (3), clause (c), the following shall be substituted, namely,-

(c) The actual penalization charges will be the percentage of basic penalization charges as mentioned above and shall be calculated based on the land value prevailing as on 30-06-2025 as shown in Table –II.

Table- I

Basic Penalisation charges

Plot Area in Sq. Mts	Basic Pro-rata Penalization Charges in Rs perSq.mt
Up to 100	200
Above 100 and up to 300	400
Above 300 and up to 500	600
Above 500	750

Table- II

Actual Penalisation charges with reference to land value

Basic Value of the land as on 30-06-2025 (as per Sub –registrar) in Rs per Sq.Yard	Actual Penalization Charges (% of basic penalization charges)
Below 3000	20%
3000 to 5000	30%
5001 to 10000	40%
10001 to 20000	50%
20,001 to 30,000	60%
30,001 to 50,000	80%
Above 50,000	100%

Proportionate Open Space Charges

a. In addition to the penalization charges, the applicant shall pay 14% of the plot value (Basic Value of the land as on 30-06-2025 as per Sub-Registrar) towards open space charges if 10% open space is not available.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER